

COUNCIL-IN-COMMITTEE MEETING

Monday, July 26, 2021

A Regular Meeting of the Council-in-Committee convened on Monday, July 26, 2021 at 2:05 p.m. in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC with the following persons present:

COMMITTEE MEMBERS: Mayor Richard Stewart
Councillor Brent Asmundson
Councillor Craig Hodge
Councillor Steve Kim
Councillor Trish Mandewo
Councillor Dennis Marsden
Councillor Teri Towner (arrived at 2:17 p.m.)
Councillor Chris Wilson
Councillor Bonita Zarrillo

ALSO PRESENT: Neil Englund

STAFF: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jaime Boan, General Manager Engineering and Public Works
Nikki Caulfield, General Manager Corporate Services
Michelle Hunt, General Manager Finance, Lands and Police
Jim McIntyre, General Manager Planning and Development
Andrew Merrill, Director Development Services
Genevieve Bucher, Manager Community Planning
Demian Rueter, Planner 3
Jeff Burton, Manager Real Estate
Jacint Simon, Housing Planner
Tiina Mack, Manager Recreation and Culture Facilities
Kathleen Vincent, Manager Corporate Communications
Torill Gillespie, Social Planner
Curtis Scott, Manager Development City Lands
Stephanie Lam, Legislative Services Manager
Misty Temple, Legislative Services Clerk

Councillor Asmundson, as per the Acting Mayor schedule, assumed the role of Chair.

CALL TO ORDER

ADOPTION OF MINUTES

1. Minutes of the Council-in-Committee Meeting held on Monday, July 12, 2021

The Committee, with the exception of Councillor Zarrillo and Councillor Wilson, approved the Minutes of the Council-in-Committee Meeting held on Monday, July 12, 2021.

DELEGATIONS

2. Neil Englund – Property Purchase Process – 827 and 829 North Road

Neil Englund appeared before the Committee to provide information relative to the following:

- The importance of the Oakdale development
- The knowledge that the City has been negotiating with the delegate with respect to purchasing his property
- The concern for zoning-related matters that may impact the property appraisal

The Chair, on behalf of the Committee, clarified that Council decisions are unable to be made in a Committee meeting setting; however, noted that their concerns have been heard and thanked the delegation for bringing forward the information.

REPORTS OF STAFF

3. Report of the General Manager Planning and Development – Draft City of Coquitlam Child Care Strategy

The General Manager Planning and Development provided introductory comments relative to the City's draft child care strategy. He added that the strategy is a high priority item for the 2021 year, and noted that staff have accomplished numerous key goals since the previous update.

The Social Planner provided an onscreen presentation entitled "Draft Child Care Strategy" with slides titled as follows:

- Child Care Planning Process
- Community Engagement
- Child Care Needs Assessment
- Federal & Provincial Context
- Municipal Role
- Vision
- Targets
- Actions
- Implementation and Reporting
- Next Steps

Discussion ensued relative to the following:

- Appreciation for staff accomplishments with the latest update
- The knowledge that there are many ways to improve child care, such as park design
- The concern that the need for additional child care resources will grow over time
- The understanding that many families rely on a child care facility with close proximity to schools
- The understanding that child care falls under a broad scope that includes a variety of methods that may positively impact it

Councillor Hodge left the meeting at this time (2:28 p.m.) and returned at 2:31 p.m.

In response to a question from a member of the Committee, the Manager Community Planning responded that privacy concerns render it difficult for staff to obtain demographic information on residents that would otherwise give the City a more complete understanding of what services could most benefit the community. She added that the 5-year gap between census surveys introduces the potential for stale data, thus complicating the process of obtaining demographical statistics.

Discussion ensued relative to the following:

- The desire to augment the development application process so as to introduce a more streamlined system
- The challenges associated with making decisions alongside shifting provincial government priorities
- The belief that the uncertainty relating to future provincial decisions may deter development applications
- The importance of establishing cooperative partnerships in executing the strategy
- The potential for offering a grant that would allow the reimbursement of property taxes for child care developments
- The desire to identify how access to child care differs across the community when strategizing improvements to child care resources
- The importance of identifying new costs as a result of introducing new child care resources
- The concern that offering a taxpayer-funded grant to one non-profit would obligate the City to offer it to all non-profits
- The desire for more discussion relating to the schoolboard's lack of space for on-site child care services
- The desire for clarity surrounding how consultation data and statistics were obtained from the community

Councillor Marsden left the meeting at this time (3:05 p.m.) and returned at 3:06 p.m.

In response to a question from a member of the Committee, the Manager Community Planning responded that staff is exploring options for child care needs that fall outside of standard working hours.

Discussion ensued relative to the following:

- The desire to identify more quantitative numbers when establishing resource targets for the City
- The importance of recognizing where need is greatest within the community
- The concern that renting modern buildings may pose financial challenges for child care opportunities
- The belief that possible demolition concerns render older buildings a potentially overlooked opportunity as a child care space

Mayor Stewart left the meeting at this time (3:24 p.m.) and returned at 3:25 p.m.

The Committee received the report of the General Manager Planning and Development dated July 15, 2021 and entitled “Draft City of Coquitlam Child Care Strategy” for information.

4. Report of the General Manager Planning and Development – Draft Tenant Relocation Policy

The General Manager Planning and Development and Manager Community Planning provided introductory comments relative to the report. The General Manager Planning and Development noted that staff have authored a draft based on their findings, and seek Committee feedback with the intention of providing another update in the fall.

Discussion ensued relative to the following:

- The desire to revisit the policy on a biennial basis with the intentions of updating it if necessary
- The potential confusion residents may experience in navigating policies with respect to resident compensation
- The understanding that, if residents move out prior to the full application, they may no longer be eligible for compensation
- The knowledge that developers are obligated to provide an information package to residents in relation to compensation opportunities
- The desire to potentially create and directly issue residents an informational package in order to preserve consistency

The Manager Community Planning undertook to provide feedback to the province regarding the Committee’s desire to explore the possibility of offering incentives for short-term rentals on vacant units.

Discussion ensued relative to the following:

- The knowledge that the delay between pre-application to full-application varies between development projects
- The understanding that residents may experience anxiety during this timeline
- The possibility of incentivizing short-term rentals for vacant units as the pre-application is processed
- The concern that developers may encourage tenants to relocate prior to the full application, thereby eliminating the potential for compensation

The General Manager Planning and Development undertook to determine the possibility of revising certain policies so as to provide tenants with clearer rules and timelines relevant to tenant compensation and short-term rental opportunities for vacant units.

Discussion ensued relative to the following:

- The desire to maintain equitability with tenants and landlords
- The understanding that the draft policy's right of first refusal, as well as the below-market rates for certain income thresholds, are tied to the tenant rather than the unit
- The desire to fill older, affordable units that are otherwise vacant by reason of potential demolition in the future
- The support for simplifying the policy so as to be easily understood by a layperson
- The desire for a formula that explains how projected costs are established
- The importance of ensuring that the policy defines livability standards with respect to matters such as cleanliness, maintenance, and pest control

Councillor Towner left the meeting at this time (3:33 p.m.) and returned at 3:34 p.m.

The Committee received the proposed draft Tenant Relocation Policy as outlined in the report of the General Manager Planning and Development dated July 19, 2021 and entitled "Draft Tenant Relocation Policy" for information.

5. Report of the General Manager Finance, Lands and Police – Burke Mountain Discovery Centre: Interior Design Update and Café Operator Selection

The General Manager Finance, Lands and Police provided introductory comments relative to the report. She noted that the centre is scheduled to open in the fall and that a café operator has been selected.

The Manager Development City Lands provided an onscreen presentation entitled "Interior Design Update & Café Operator Selection" with slides titled as follows:

- Design Approach
- Discovery Centre Mural and Interactive Displays
- Interior View Facing Cafe Internal Connection
- Discovery Centre Community Mural
- Interactive Displays
- Discovery Centre Meeting Space and Board Room
- Discovery Centre Patio and Café
- Café Tenant Selection
- Thank You

Discussion ensued relative to the following:

- Appreciation for the community enrichment afforded by the Discovery Centre
- The knowledge that navigating the proposed location is sometimes challenging
- The desire for clear signage so as to easily guide people to their destination

- The potential for using less glass around the building's wall structures to accommodate electrical outlets or furniture
- The desire to take proactive steps toward safety by way of ample lighting and eliminating obstacles that would impede one's line of sight
- Appreciation for the angled placement of displays, allowing visitors using wheelchairs and similar mobility devices to clearly view exhibits

Councillor Wilson left the meeting at this time (4:13 p.m.) and returned at 4:17 p.m.

The Committee received the report of the General Manager, Finance, Lands and Police dated July 19, 2021 and entitled "Burke Mountain Discovery Centre: Interior Design Update and Café Operator Selection" for information.

OTHER BUSINESS

NEXT MEETING DATE – September 7, 2021

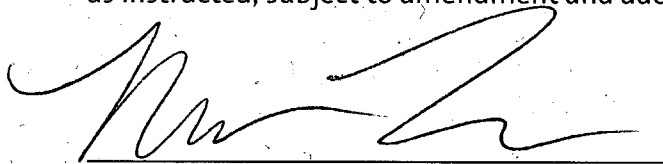
ADJOURNMENT

The meeting adjourned 4:24 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Council-in-Committee Meeting held Monday, July 26, 2021 as instructed, subject to amendment and adoption.



Misty Temple
Legislative Services Clerk